



## Alconbury Close

### Blyth

Nestled on a sought-after street within the desirable South Beach estate, this charming two-bedroom end-link family home offers an ideal blend of convenience and comfort. Situated within the catchment area for highly regarded local schools and enjoying a pleasant pedestrianized aspect at the front, the property is just a short stroll from the beach, making it a perfect choice for families and coastal living enthusiasts. Upon entering, you are greeted by an inviting lobby that leads into a spacious open-plan lounge, ideal for relaxing and entertaining. The fitted kitchen offers practicality and style, while a versatile lean-to adds additional living space. Upstairs, the first floor accommodates two well-proportioned double bedrooms and a family bathroom. Outside, the property boasts an enclosed rear garden with off-street parking, as well as a side garden offering potential for further outdoor enjoyment. With no upper chain, this home presents a fantastic opportunity to move in and make it your own in this highly sought-after location. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

# £120,000

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SAYER

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## ENTRANCE

UPVC entrance door

## LOUNGE 19'16 (5.82) X 11'96 (3.58) maximum measurements into recess

Double glazed window to front, two single radiators, fire surround with electric inset and hearth

## KITCHEN 11'97 (3.58) X 8'24 (2.48)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge/freezer, plumbed for washing machine, door to: **LEAN-TO 7'83 (2.33) X 5'93 (1.80)**

## FIRST FLOOR LANDING

Loft access

## BEDROOM ONE 11'97 (3.58) X 10'66 (3.20)

Double glazed window to front, single radiator

## BEDROOM TWO 11'93 (3.58) X 8'26 (2.48)

Double glazed window to rear, single radiator, built in cupboard

## BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, single radiator

## FRONT GARDEN

Low maintenance garden

## REAR GARDEN

Low maintenance westerly garden, off street parking for up to two vehicles

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## ACCESSIBILITY

This property is wheelchair accessible & has wide doorways





**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: A**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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